

**City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES**

September 9, 2009

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, September 9, 2009 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman
Susan Wilson –Vice Chair
Gregg Chislett
Mary Bartlett

Members Absent:

Hall Hammond, Alternate
Andrew Herdeg, Alternate

Staff Members Present:

Gracie Flores, Community Development Representative
Kathy Rodriguez, Community Development Coordinator
Ann McGlone, Community Development Director

The meeting was called to order by Mr. Orr at 5:32 p.m.

Ms. Bartlett made a motion to approve the minutes from August 5, 2009 as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett

AGAINST: None

CASE NO. 2011

215 Cloverleaf Ave., Application of Alfred Holcomb, owner, to construct an 8' tall fence on the property located at 215 Cloverleaf Ave., CB 5571A BLK 7 LOT 57, zoned SF-A. The permit was denied on the grounds that the proposed fence wall will be 8'-0" in height instead of the 6'-0" maximum height allowed per Sec. 3-82(9).

Ms. Rodriguez mentioned that the applicant was not present.

Ms. Wilson made a motion to continue Case No. 2011 to the next Board of Adjustment meeting on October 7, 2009 to allow the applicant to be present. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett

AGAINST: None

CASE NO. 2012

717 Evans Ave., Application of Frank Scribbick, owner, to construct an 8' tall fence on the property located at 717 Evans Ave., CB 4024 BLK 176 LOT 15 and 16, zoned SF-A. The permit was denied on the grounds that the proposed fence wall will be 8'-0" in height instead of the 6'-0" maximum height allowed per Sec. 3-82(9) and Sec. 3-83(6).

Mrs. Scribbick explained to the Board that she would like to replace the existing fence at the same fence height. The Board explained that a variance is granted when a hardship is provided and noted that a true hardship had not been found.

Ms. Wilson made a motion to deny Case No. 2012 due to a lack of a hardship. Mr. Chislett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett

AGAINST: None

CASE NO. 2013

317 Lamont Ave., Application of David Treat, owner, to construct an 8' tall fence on the property located at 317 Lamont Ave., CB 4024 BLK 193 LOT 16 & W. ½ of 15 and E. ½ of 17, zoned SF-A. The permit was denied on the grounds that the proposed fence wall will be 8'-0" in height instead of the 6'-0" maximum height allowed per Sec. 3-82(9) and Sec. 3-83(6).

Mr. Treat explained the proposed variance request and provided the Board with pictures of what was existing. After extensive discussion, the Board explained that a hardship had not been provided and felt that the request was more for aesthetic reasons.

Mr. Chislett made a motion to deny Case No. 2013 due to a lack of a hardship. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett

AGAINST: None

CASE NO. 2014

120 Redwood St., Application of Dr. Kent Hamilton, owner, to construct a 4,369 sq ft single family residence on the property located at 120 Redwood St., CB 4050 BLK 79 LOT 7, 8, 9, & 10, zoned SF-A. The permit was denied on the grounds that the rear yard setback would be 30'-0" instead of the 35'-0" minimum required per Sec. 3-16(1).

Leslie Anderson, agent, explained the proposed construction to the Board. Mr. Orr explained that since the lot was vacant, it should not require a variance when starting from scratch. Mr. Hamilton, owner, stated that the lot was irregularly shaped and felt a variance would be needed.

Mr. Donald Starkweather, 225 Albany, stated that the lot was big enough and believed the applicant had room for necessary adjustments in order to comply.

Mr. Jose Medellin, 112 Redwood, stated that he was the neighbor of the applicant and hopes they find a solution.

Mr. Chislett made a motion to continue Case No. 2014 to the next Board of Adjustment meeting on October 7, 2009 to allow the applicant to revise their plans. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett

AGAINST: None

There being no further business, the meeting was adjourned.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr, Chairman

10-7-09
Date Signed & Filed


Grace Flores
Recording Secretary